

ACTION AGENDA
PLANNING COMMISSION MEETING
Chula Vista, California

Council Chambers

Wednesday, February 19, 2003, 6:00 p.m. 276 Fourth Avenue, Chula Vista, CA

CALL TO ORDER: *Hall* P *Madrid* P *O'Neill* P *Cortes* E *Castaneda* E *Hom* P

1. **PUBLIC HEARING:** Consideration of the Final Second Tier Environmental Impact Report (EIR 02-04) for the Otay Ranch Sectional Planning Area 12 Freeway Commercial (SPA) Plan and Conceptual Tentative Map.

Approved
(4-0-2)

2. **PUBLIC HEARING:** PCM 99-08; Consideration of a Sectional Planning Area (SPA) Plan and supporting regulatory documents including Planned Community District Regulations, Design Plan, and Public Facilities Finance Plan for "Otay Ranch, Planning Area 12 - Freeway Commercial". Applicant: McMillin Otay Ranch, LLC.

Approved
(4-0-2)

3. **PUBLIC HEARING:** PCM 02-05; Precise Plan to allow for a redevelopment project for an existing shopping center. The project includes: 1) the demolition of four existing buildings totaling 18,300 sf of retail space and a restaurant; 2) a new 14,880 sf Save-On Drug Store; 3) a new 3,475 sf retail building that includes a drive-thru Starbucks store; 4) a 100 sf Kiosk; 5) new landscaping and paving; and 6) grading. The existing 5,000 sf building and the La Fuente drive-thru restaurant will be remodeled. The project site is located at the intersection of Fourth Avenue and C Street in a Central Commercial Design Zoning District.

Continued to
March 12, 2003

4. **PUBLIC HEARING:** ZAV 02-19; Continuance of an appeal of the Zoning Administrator's decision to deny Variance Application. The variance request is a waiver of the two-car garage requirement created by a proposed lot split on a lot containing two single-family dwellings with historical designations. The lot is located at 616 Second Avenue in the Single Family Residential Zone. Applicant: Pamela

Continued to
March 12, 2003

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